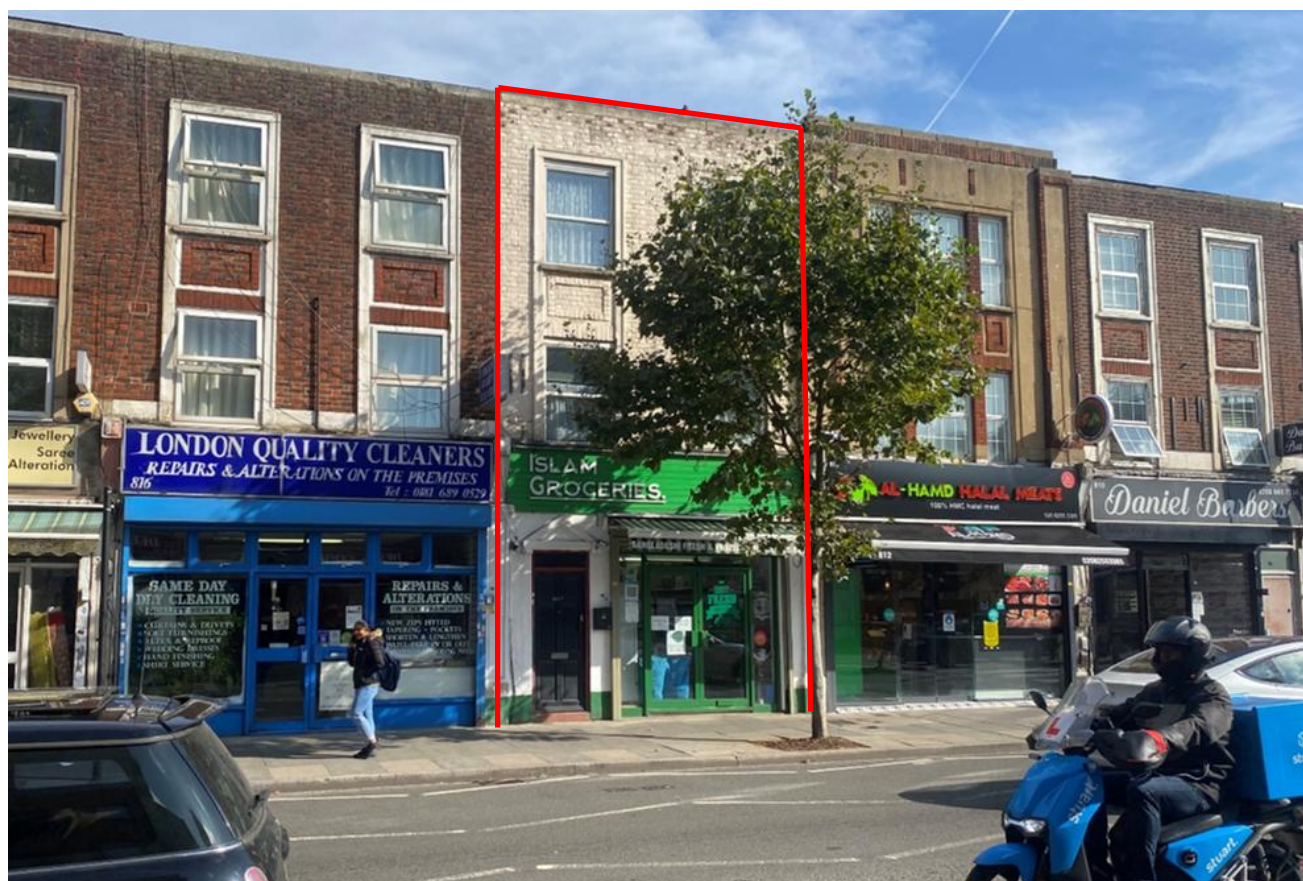




FREEHOLD FOR SALE

814-814A London Road, Thornton Heath CR7 7PA
Fully Let Investment Opportunity

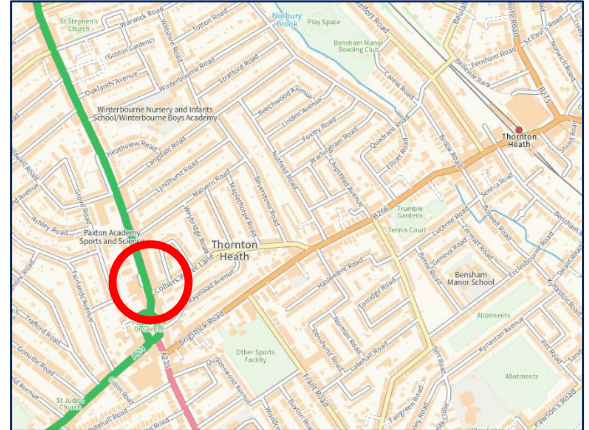
- Ground Floor Retail Unit with Self-Contained Upper Flat
- Prominent Main Road Position (A23)
- Densely Populated Thornton Heath Location

LOCATION

Thornton Heath is a densely populated district of South London, within the London Borough of Croydon.

The property is situated at the southern end of London Road (A23) close to its junction with Thornton Road and benefits from high levels of passing traffic.

Thornton Heath Rail Station lies approx. 1 km east, providing regular, direct services to central London including Battersea Park, London Bridge and Victoria.



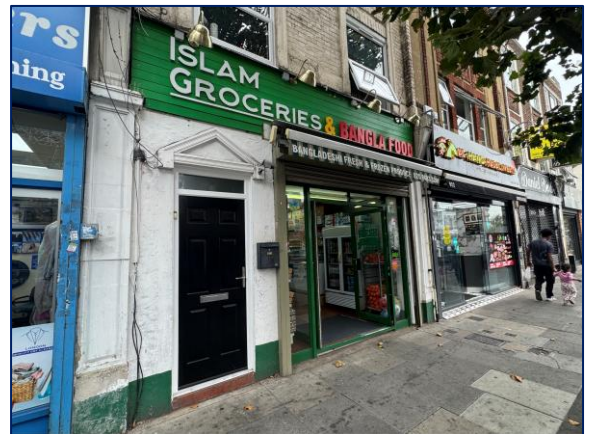
DESCRIPTION

The property comprises a three-storey mixed-use building, arranged to provide a ground floor retail unit currently trading as a local supermarket, with residential accommodation above.

The upper floors are independently accessed via a doorway to the front elevation and comprise a self-contained maisonette.

The first floor provides a landing, living room, kitchen and balcony, with three bedrooms (one single) and a bathroom at second-floor level.

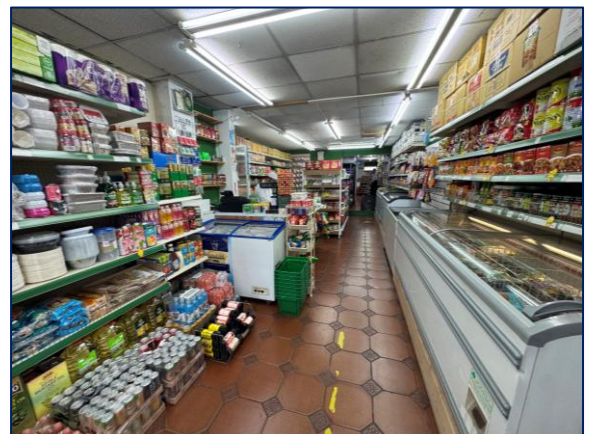
Rear access is available via a service road.



ACCOMMODATION

We equate the following, approximate floor areas:

Ground Floor NIA: 831 sq ft (77.20 sq m)
Maisonette GIA: 889 sq ft (82.63 sq m)



TENANCIES

Ground Floor

Subject to a FRI lease for a term of 12 years commencing 1st April 2020 with 3-yearly rent reviews, at a passing rent of £12,000 per annum exclusive.

Upper Maisonette

Subject to a tenancy at a passing rent of £1,400 PCM.

Gross Income: £28,800 per annum

TERMS

Guide Price: **£425,000 (Four Hundred and Twenty-Five Thousand Pounds)** for our client's Freehold Interest, subject to the existing tenancies.

AML

A successful bidder will be required to provide standard identity checks to satisfy Anti-Money Laundering regulations.

ENERGY PERFORMANCE

814 LONDON ROAD THORNTON HEATH CR7 7PA		Energy rating B
Valid until 31 March 2031	Certificate number 4014-7039-9002-0677-2806	

FLAT 814 LONDON ROAD THORNTON HEATH CR7 7PA		Energy rating D
Valid until 3 August 2031	Certificate number 6729-1128-9000-0182-0202	



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